

# Staff Report City of Loma Linda

From the Department of Community Development

## PLANNING COMMISSION MEETING OF MAY 17, 2006

**TO:** PLANNING COMMISSION

**FROM:** DEBORAH WOLDRUFF, AICP, DIRECTOR,  
COMMUNITY DEVELOPMENT DEPARTMENT

**SUBJECT:** PRECISE PLAN OF DESIGN (PPD) NO. 06-07

### SUMMARY

The proposal is a request to construct a new 1,831 square foot duplex (with an 855 square foot unit and 976 square foot unit, respectively) on a 0.18-acre lot located at 11240 San Mateo Drive. The site is designated on the General Plan land use map as Medium-Density Residential (5-10 dwelling units per acre) and is zoned as R-2 (Two-Family Residence). (See Attachment A)

### RECOMMENDATION

The recommendation is that the Planning Commission approve Precise Plan Design (PPD) No. 06-07 based on the Findings and subject to the attached Conditions of Approval (Attachment B).

### PERTINENT DATA

Property Owner/Applicant:	Natalya Mischke
General Plan	Medium Density (5 to 10 DU/Acre)
Zoning:	Duplex Residence (R-2)
Site:	A 0.18-acre rectangular site
Topography:	Sloped
Vegetation:	Natural vegetation with perimeter trees
Special Features:	N/A

## **BACKGROUND AND EXISTING SETTING**

### **Background**

The application was submitted to the Community Development Department on March 9, 2006. The project was reviewed and deemed complete by the Administrative Review Committee (ARC) on April 3, 2006.

On April 19, 2006, Planning Commission continued the item to May 3, 2006 based on applicant's request. On May 3, 2006, Planning Commission again continued the item to May 17, 2006 based on applicant's request.

### **Existing Setting**

The 0.18-acre (7,800 square-foot) lot is located at 11240 San Mateo Drive, on the west side of the street between University Avenue and Barton Road. The surrounding area is predominantly developed with a mix of residential uses that date back to the 1920's and prior. Currently, the site is clear of structures and vegetation; however, there is an existing concrete slab and some retaining walls.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS**

The construction of the new duplex is exempt from CEQA pursuant to the CEQA Guidelines §15303(b), which provides a Class 3 Categorical Exemption for new construction of up to six dwelling units in urbanized areas.

## **ANALYSIS**

### **Project Description**

As previously stated, the project is a request to construct a two-story duplex structure with a combined area of 1,831 square-feet and a total of five off-street parking spaces, which includes a two-car garage on a 7,800 square foot lot.

### **Public Comments**

Public Hearing Notices for this project were posted and mailed to parcel owners within 300 feet of the project site on April 9, 2006. As of the writing of this report, no written or oral comments have been received in opposition or in favor of the proposal.

### **Site Analysis**

The project site consists of one parcel surrounded by existing residential development. The properties to the north, south, east, and west are zoned Two-Family Residence (R-2) and developed with single- and multi-family residential homes.

The property measures approximately 50 feet by 155 feet with a front yard building setback along San Mateo Street identified at 62 feet. The side-yard setback is identified at 15 feet to the south and 5 feet to the north of the new construction. The rear-yard setback is identified at 15 feet from the new single story section. The Loma Linda Municipal Code Section 17.36.050 through 17.36.070 requires a minimum of 25 foot front-yard, 5 and 15 foot side-yard and 15 foot rear-yard setbacks. As indicated above, this project meets the minimum setback requirements.

The site plan indicates that the open space is provided to the rear of the property, the southern portion of the property, and a small pocket to the north side of the property between the two units. As noted on the plan, the project will provide approximately 1,800 square foot of common usable open space to meet the minimum open space requirements of 700 square foot for one two-bedroom unit at a total of 1,400 square feet. Therefore, the project meets and exceeds the minimum common open space requirements.

The project is accessed from the east via San Mateo Drive. The site plan indicates that there are three open parking spaces and two garage spaces provided for this project. The code requires 1.5 parking per one-bedroom unit plus 0.5 parking spaces per each additional bedroom and 0.25 parking spaces per bedroom for guest parking. Therefore, the proposed project meets the City's access and minimum parking requirements.

The landscape plan indicates the use of grass, ground covers and trees throughout the project (i.e., Japanese Maple, Junipers, Indian Hawthorn Dancer, grass). The trees are proposed at the driveway and around the open space areas. The Junipers will boarder the site on the south and north property lines.

### **Architecture Analysis**

The architectural style of the surrounding neighborhood is a mix of traditional residential architecture with some structures dating back to the early 1920's. The applicant proposes Modern Contemporary-style architecture with accents to enhance the more modern angled roof lines. Stucco and pop-out features will be utilized to break up the vertical walls and provide some wall plane variation. Warm earth tones and a light beige composition shingle roof will compliment the style of the structure.

The proposal includes one single-story and one two-story units. The single-story unit has two bedroom sand two bathrooms. The two-story unit provides a living room and a kitchen down stairs and two bedrooms and two bathrooms upstairs. A laundry facility is provided from either the garage or a small courtyard between the units.

### **Findings**

According to Loma Linda Municipal Code (LLMC) §17.30.290, *Precise Plan of Design, Application Procedure*, PPD applications shall be processed using the procedure for a variance (as outlined in LLMC §17.30.030 through 17.30.060) but excluding the grounds

(or findings). As such, no specific findings are required. However, LLMC §17.30.280, states the following:

"If a PPD would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections."

In an effort to ensure that the foregoing project is consistent with the General Plan, compliant with the zoning and other City requirements, compatible with the surrounding area, and appropriate for the site, staff and the City Attorney have opted to apply the Conditional Use Permit Findings in LLMC §17.30.210 to this project, as follows:"

1. *That the use applied for at the location set forth in the application is properly one for which a precise plan of design is authorized by this title.*

The proposed use is a permitted use within the Multi-Family Residence (R-3) zone. Additionally, the property is vacant with old concrete slabs and retaining walls. Rather than keep the property as a vacant lot in a dilapidated condition, the duplex residential development would be the highest and best use of the property at this time. The proposed use also meets the Council Goal No. 4 to provide adequate housing for all citizens of all economic segments.

2. *That the said use is necessary or desirable for the development of the community, is in harmony with the various elements and objectives of the general plan, and is not detrimental to existing uses specifically permitted in the zone in which the proposed use is to be located.*

The project is consistent with Goal No. 4 in the existing General Plan, which states that an adequate choice of housing should be available in multiple locations for all citizens of all economic segments. The project also is consistent with Goal No. 7 in the existing General Plan, which calls for the upgrade of areas that are substandard, to ensure that they are functional, safe, and aesthetically pleasing. The surrounding area is a mix of single- and multi-family residential uses, none of which would appear to conflict with the proposed use.

3. *That the site for the intended use is adequate in size and shape to accommodate said use and all of the yards, setbacks, walls, or fences, landscaping and other features required in order to adjust said use to those existing or permitted future uses on land in the neighborhood.*

The subject parcel is adequate in size and shape to accommodate the proposed use. The lot coverage of the new facility is less than 18 percent of project site.

The building conforms to required setbacks found in the R-3 zoning designation in the Municipal Code. Therefore, the project site can accommodate the proposed use and the multi-family use will be compatible with the existing land uses along San Mateo Drive.

4. *That the site or the proposed use related to streets and highways is properly designed and improved to carry the type and quantity of traffic generated or that will be generated by the proposed use.*

The project site has access from San Mateo drive, which can accommodate the type and quantity of traffic generated by this use. A total of five parking spaces are proposed to accommodate the proposed duplex multi-family development. The proposed project and related on- and off-site improvements that are required would not conflict with other uses immediately adjacent to the project site.

5. *That the conditions set forth in the permit and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare.*

The public health, safety and general welfare will be protected with the implementation of the Conditions of Approval for this Precise Plan of Design to insure compatibility with the neighborhood.

## CONCLUSION

All elements of the project are consistent with the existing and draft General Plans. The project is also in compliance with the R-2 zoning regulations and findings have been made to support staff's recommendation for approval. The applicant has worked closely with staff and has made every effort possible to provide the most appropriate layout, design, and architecture for this project.

The project is eligible for a Class 3 Categorical Exemption from CEQA pursuant to the CEQA Guidelines Sections 15303.

Respectfully submitted,



H. P. Kang  
Senior Planner

## ATTACHMENTS

- A. Vicinity Map
- B. Conditions of Approval
- C. Project Plans

# Attachment A

Vicinity Map  
PPD No. 06-07

May 17, 2006

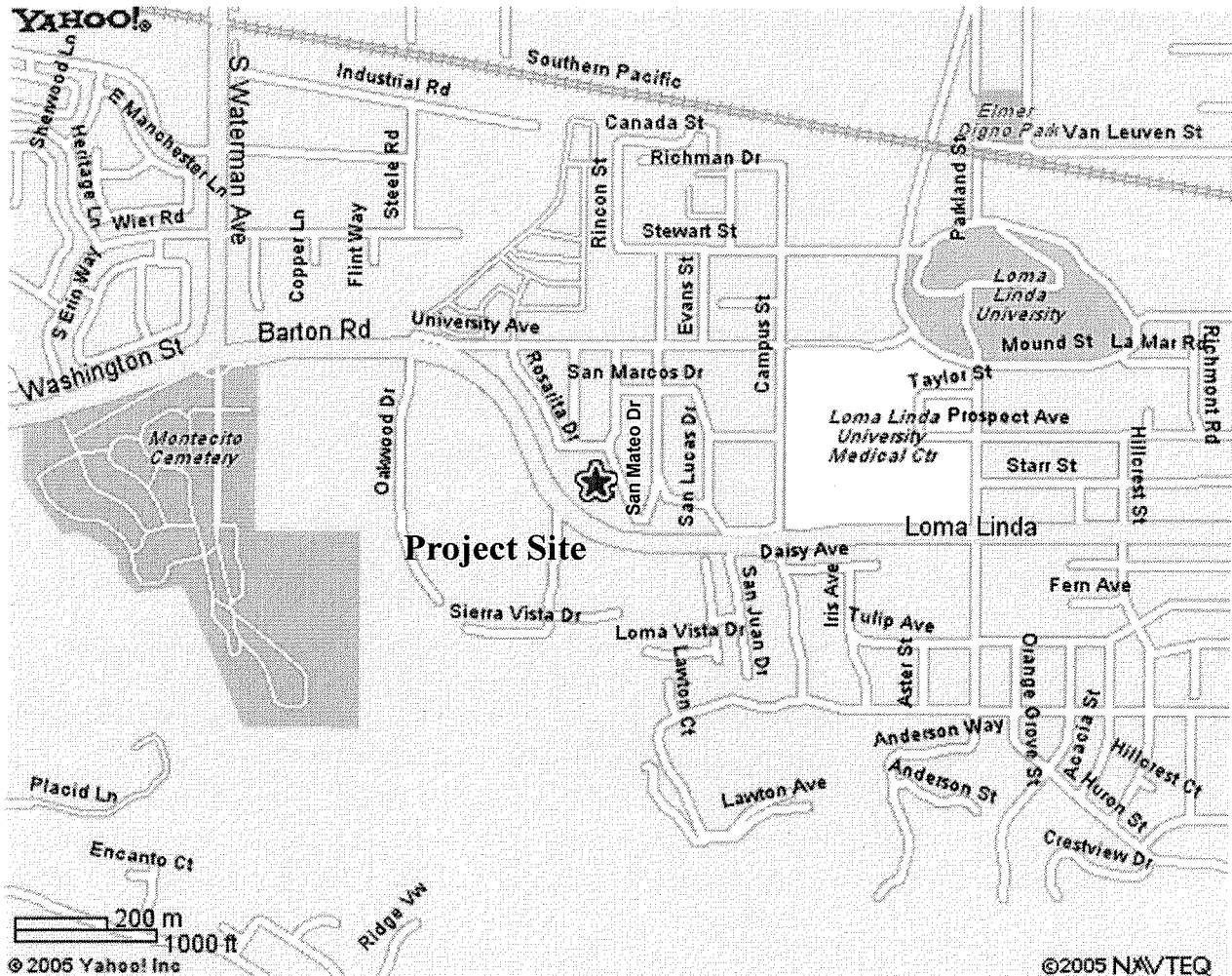


# City of Loma Linda

## Community Development Department

25541 Barton Road, Loma Linda, CA 92354

(909) 799-2830; Fax (909) 799-2894



Vicinity Map

PPD 06-07

# Attachment B

Conditions of Approval  
PPD No. 06-07

May 17, 2006



**CONDITIONS OF APPROVAL  
PRECISE PLAN OF DESIGN (PPD) NO. 06-07  
MAY 17, 2006**

**COMMUNITY DEVELOPMENT DEPARTMENT**

**General**

1. Within one year of this approval, the Precise Plan of Design shall be exercised by substantial construction or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, the permit/approval shall become null and void.

**PROJECT:**

**EXPIRATION DATE:**

**Precise Plan of Design (PPD) No. 06-07**

**May 17, 2007**

2. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.
3. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, Redevelopment Agency (RDA), their affiliates officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City and RDA of any costs and attorneys' fees, which the City or RDA may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.
4. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:
  - a. On-site circulation and parking, loading and landscaping;
  - b. Placement and/or height of walls, fence and structures;
  - c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
  - d. A reduction in density or intensity of a developmental project.

5. No vacant, relocated, altered, repaired or hereafter erected structure shall be occupied or no change of use of land or structure(s) shall be inaugurated, or no new business commenced as authorized by this permit until a Certificate of Occupancy has been issued by the Building Division. A Temporary Certificate of Occupancy may be issued by the Building Division subject to the conditions imposed on the use, provided that a deposit is filed with the Community Development Department prior to the issuance of the Certificate, if necessary. The deposit or security shall guarantee the faithful performance and completion of all terms, conditions, and performance standards imposed on the intended use by this permit.
6. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases, and noise control; odor control; screening; signs, off-street parking and off-street transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.
7. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) of the Loma Linda Municipal Code and due to the sensitive receptors on-site and in the surrounding neighborhoods, construction activities shall be further restricted to cease between the hours of 6:00 p.m. to 7:00 a.m.
8. The applicant shall implement SCAQMD Rule 403 and standard construction practices during all operations capable of generating fugitive dust, which will include but not be limited to the use of best available control measures and reasonably available control measures such as:
  - a. Water active grading areas and staging areas at least twice daily as needed;
  - b. Ensure spray bars on all processing equipment are in good operating condition;
  - c. Apply water or soil stabilizers to form curst on inactive construction areas and unpaved work areas;
  - d. Suspend grading activities when wind gusts exceed 25 mph;
  - e. Sweep public paved roads if visible soil material is carried off-site;
  - f. Enforce on-site speed limits on unpaved surface to 15 mph; and,
  - g. Discontinue construction activities during Stage 1 smog episodes.
9. The applicant shall provide infrastructure for the Loma Linda Connected Community Program, which includes providing a technologically enabled development that includes coaxial, cable, and fiber optic to all outlets in each unit of the development (including custom single-family residences). Plans for the

location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits.

10. In lieu of the affordable housing requirement, the proposed project is subject to an approved Development Agreement between the applicant and the City of Loma Linda Redevelopment Agency. Please contact Pam O'Camb, City Clerk and Redevelopment Agency Secretary at (909) 799-2819 for further information.
11. All construction activities shall cease if historic and/or archaeological resources are discovered during grading and/or excavation and removal of the existing foundation materials until a qualified archaeologist is called to the site to complete an evaluation of site and said resources.
12. The applicant shall provide infrastructure for the Loma Linda Connected Community Program, which includes providing a technologically enabled development that includes coaxial, cable, and fiber optic lines to all outlets in each unit of the development (including custom single-family residences). Plans for the location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits. Please contact Elliot Patterson, Information Systems Supervisor at (909) 799-2897 for further information.
13. The existing retaining walls shall be removed prior to issuance of building permits. Any new retaining walls shall be submitted for city's review and approval prior to construction.
14. The applicant shall add three trees to the project site. The trees shall be planted adjacent to the 2-story unit adjacent to the south property line, on the front yard area, and one on the courtyard area between the two units. All trees shall be a minimum of 36 inch box specimens.
15. The applicant shall provide additional landscaping around the perimeter with shrubs and bushes.

#### **FIRE DEPARTMENT**

16. All construction shall meet the requirements of the editions of the California Building Code (CBC) and the California Fire Code (CFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.
17. Pursuant to CBC Section 904.2.2, as amended in Loma Linda Municipal Code (LLMC) Section 15.08.220, and CFC Section 1003.2.2.3, as amended in LLMC Section 15.28.250, all new buildings and additions shall be equipped with

automatic fire sprinkler systems meeting the requirements of UBC Standard No. 9-1 (NFPA 13). Systems shall be supplied by the existing on-site water system. Pursuant to UFC Section 1001.3, plans and specifications for the fire sprinkler system shall be submitted to Fire Prevention for review and approval prior to installation.

18. Fire Department Impact Fees shall be assessed according to the rate legally in effect at the time of building permit issuance. Pursuant to LLMC Chapter 3.28, plan check and inspection fees shall be collected at the rates established by the City Manager's Executive Order.

### **PUBLIC WORKS**

19. Submit an engineered grading plan for proposed project.
20. All utilities shall be underground. The City of Loma Linda shall be the water and sewer purveyor.
21. All public improvement plans shall submit a Utility Improvement Plan showing the location of fire hydrants for review and approval by the Public Safety Department.
22. Per the City of Loma Linda recycling policy, the project proponent shall incorporate interior and exterior storage areas for recyclables.
23. The project proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C & D) materials.
24. NPDES Best Management Practice standards shall be incorporated into grading, erosion control and improvement plans and followed during construction. Proper grading and erosion control procedures shall be followed to prevent sedimentation and damage to off-site property. Permanent erosion control facilities or slope plantings may be required to control runoff and debris flowing downstream.
25. Construct full street improvements (including, but not limited to curb and gutter, asphalt concrete pavement, sidewalk, and one drive approach).
26. Repair all sidewalks, curb and gutter, drive approach and street improvements damaged as a result of the construction.
27. Backflow protection shall be installed in accordance with Public Works Department requirements. A double check valve shall be required if a booster pump is installed or a fire sprinkler system is installed.

End of Conditions

# Attachment C

Project Plans  
PPD No. 06-07

May 17, 2006